

# TRUSTEE'S SALE

VALUABLE FEE  
SIMPLE REAL ESTATE

By virtue of a Power of Sale contained in a Deed of Trust from Elliott-Kenneth K. M. DeMatta and Lee Antoinette Powers DeMatta to Robert J. Schultze and Raymond A. Brookhart Trustees for the benefit of Loyola Federal Savings & Loan Association, a corporation organized and existing under the Laws of the United States of America, dated the 2nd day of September, 1977, and recorded in Liber 1028, folio 900 all among the Land Records of Frederick County, Maryland, the Note secured by said Deed of Trust being in default, and George F. Adams and Raymond A. Brookhart, having been substituted as Substituted Trustees by a Deed of Substitution dated January 5, 1984, and recorded among the land Records of Frederick County, Maryland, in Liber 1224, folio 255 the substituted Trustees will offer sale at the Court House Door near the Clock Tower in Frederick, Maryland on

**FEBRUARY, 24, 1984**

AT 11:00 a.m.

all of the herein described real estate together with the improvements described in said Deed of Trust, to wit: BEING all that lot or parcel of land situate, lying and being in Walkersville Election District, Frederick County, Maryland, and more fully described as follows:

BEGINNING for the same at an iron tee bar with registered land surveyor's cap No. 2046 now set in the ground on the first line of the land conveyed by Nancy E. Van Fossen to Edward N. Derr, et al., where said first line intersects the northwest right-of-way line of Maryland Route 194 as shown on Maryland State Roads Commission Plat No. 15479, thence as now surveyed by D. K. Sutcliffe & Assoc., Surveyors and Engineers, and running and binding on said northwest right-of-way line the following three courses and distances, South 42° 40' 30" West 93.35 feet to a point, South 46° 30' 14" West 149.27 feet to a point, South 48° 53' 16" West 255.97 feet to a point, thence North 43° 44' 10" West 153.24 feet to a place of beginning, containing 0.939 acre.

BEING all and the same real estate that was conveyed unto Elliott-Kenneth K. M. DeMatta and Lee Antoinette Powers DeMatta, husband and wife, by deed dated the 2nd day of September, 1977, from Carroll E. Eaves and Rosalie A. Eaves, husband and wife, recorded among the Land Records of Frederick County, Maryland in Liber 1028, folio 898.

The improvements consist of a two story detached house consisting of a foyer, living room, dining room, kitchen, recreation room, three bedrooms, and one and half baths. The house has oil-fired base board hot water heat. The improvements are known as 9348 Woodsboro Pike, Walkersville, Maryland 21793.

TERMS OF SALE: A deposit of 10% of the purchase price will be required from the purchaser or purchasers on the date of sale, in the form of cash, certified check, cashier's check or treasurer's check payable to the Trustees. The balance of the purchase price shall be paid within ten (10) business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. Taxes and other public charges and assessments shall be adjusted to the date of sale and assumed by the purchaser or purchasers.

ALL settlement costs and recordation costs including but not limited to, the cost of any title examination required by the purchaser or purchasers, attorney's fees, stamps, transfer tax and recording charges shall be paid by the purchaser or purchasers. Conveyance shall be by Trustee's Deed in regular form without warranties expressed or implied. The property herein is being sold subject to all Federal, State, and County Laws and Ordinance which may effect the property and its uses as well as all easements, restrictions, covenants, liens, encumbrances and other matters or record which may be superior to the Deed or Trust being foreclosed.

ALL the said property subject to the above Deed of Trust is being sold on an "AS IS" basis and the Trustees make no representations or warranties with regard to the said property and the cost of any procedures to obtain possession of the property in the event the Grantors of the said Deed of Trust have not removed themselves from the premises at the time of settlement shall be at the cost and responsibility of the Purchasers, although the Trustees will cooperate in executing and filing any necessary documents.

TIME IS OF THE ESSENCE.

COMPLIANCE with the terms of sale shall be made within the time of the aforesaid or the deposit shall be forfeited and the property resold at the risk and costs of the defaulting purchaser or purchasers. The Trustee reserves the right to withdraw the property from sale at any time, to reject any and all bids and to resolve all disputes.

**GEORGE R. ADAMS,**  
Substituted Trustee  
**RAYMOND A. BROOKHART,**  
Substituted Trustee

DAVID E. ALDRIDGE,  
Solicitor for Substituted Trustees  
120 West Church Street  
Frederick, Maryland 21701  
(301) 663-5191  
DELBERT S. NULL, Auctioneer  
10 West College Terrace  
Frederick, Maryland 21701  
(301) 662-6161